Amendments to the Claims:

The claims below will replace all prior versions, and listings, of claims in the application:

Listing of Claims:

1-106 (Canceled).

107 (Previously Presented) The method of claim 113, wherein the prices are offer for sale prices.

108-112 (Canceled).

113. (Currently Amended) A computer-implemented method of delivering real estate information to a user comprising:

performing a computer-implemented search automatically by a computer system in response to a user search query that identifies ~~a plurality of properties and requests automated valuation model (AVM) values of the identified plurality of properties~~ a user defined geographic area of interest;

~~accessing the AVM values for the plurality of identified properties;~~

~~accessing a database defining price information for the identified plurality of properties;~~

extracting high-resolution spatial vector information automatically with the computer system in response to the query for the user defined geographic area of interest from a geographic information service, wherein the spatial vector information includes absolute position data, relative position data and relative direction data;

accessing a database automatically with the computer system to identify a plurality of properties corresponding to the high-resolution spatial vector information, wherein each property has associated real property attributes that include at least price information;

using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM)

values for the identified plurality of properties and create AVM values for the identified plurality of properties that do not have AVM values already defined in their respective real property attributes so that each of the identified plurality of properties has an associated AVM value, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;

performing a differential value search (DVS) by the computer system to determine DVS values on the identified plurality of properties in response to the search query, wherein the differential value search (DVS) is based upon a confidence identifier with a statistical variance, absolute difference discounting of predetermined financial factors and comparisons of the AVM values and prices for each of the identified plurality of properties, wherein when a predefined threshold of the confidence identifier is reached, the AVM and DVS values are recalculated; and

displaying search results as an ordered list that includes the identified plurality of properties presented as an automatically ranked ~~and optimized~~ list based on a predetermined value ~~optimization scheme~~ of the DVS values.

114-116. (Canceled).

117. (Previously Presented) The method of claim 113 wherein the ordered list includes properties each having a price below the AVM value.

118. (Previously Presented) The method of claim 113 further comprising rendering a map having icons indicative of identified properties from among the plurality of properties.

119. (Previously Presented) The method of claim 113 further comprising:

receiving spatial information associated with the plurality of properties; and

updating the AVM values based upon the spatial information.

120. (Previously Presented) The method of claim 113 further comprising updating the AVM values based upon one of: spatial information, sale information, market activity, comparing properties.

121. (Currently Amended) A computer-implemented method of delivering real estate information, comprising:

providing a user with a user interface ~~graphical selection tool for allowing the user to select a geographical area on a digital map representing a graphical search query~~ of a user terminal for performing a user search query that identifies a user defined geographic area of interest;

~~performing the graphical search query for identifying a plurality of properties and requesting automated valuation model (AVM) values of the identified plurality of properties;~~

~~processing spatial information associated with a the plurality of identified properties;~~

~~accessing the AVM values for the plurality of properties;~~

~~accessing a database defining price information for the plurality of properties;~~

extracting high-resolution spatial vector information automatically with a computer system in response to the search query from a geographic information service, wherein the spatial vector information includes absolute position data, relative position data and relative direction data;

accessing a database automatically with the computer system to identify a plurality of properties corresponding to the high-resolution spatial vector information, wherein each property has associated real property attributes that include at least price information;

using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM) values for the identified plurality of properties and create AVM values for the identified plurality of properties that do not have AVM values already defined in their respective real property attributes so that each of the identified plurality of properties has an

associated AVM value, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;

performing a differential value search (DVS) by the computer system to determine DVS values on the plurality of properties in response to the graphical search query, wherein the differential value search is based upon a confidence identifier with a statistical variance, absolute difference discounting of predetermined financial factors and comparisons of the AVM values and prices for each of the identified plurality of properties, wherein when a predefined threshold of the confidence identifier is reached, the AVM and DVS values are recalculated; and

displaying the identified plurality of properties as an automatically ranked ~~and optimized list~~ based on a predetermined value ~~optimization scheme~~, spatial information and the DVS values.

122. (Previously Presented) The method of claim 121 wherein processing the spatial information includes updating the AVM information based upon the spatial information.

123. (Previously Presented) The method of claim 121 further comprising rendering a map upon the user terminal, the map based upon the spatial information and including superimposed icons representing the identified properties.

124. (Canceled).

125. (Previously Presented) The method of claim 121 wherein the ordered list include properties each having a price below their AVM values.

126. (Currently Amended) The method of claim 121 wherein ~~displaying the identified plurality of properties is further based upon a modified difference that discounts factors including~~ the predetermined financial factors include one or more of financial factors, fees, insurance rates, tax assessments or other factors affecting the investment value of each of the properties.

127. (Currently Amended) A computer-implemented method of delivering real estate information to a user, comprising:

performing a search automatically by a computer system in response to instructions of a user search query ~~by selecting~~ of a geographical area ~~on a digital map~~ that corresponds to a plurality of properties;

~~automatically accessing automated valuation model (AVM) values of the plurality of properties;~~

~~accessing a database defining price information for the plurality of properties;~~

extracting high-resolution spatial vector information automatically with the computer system in response to the query of the geographical area from a geographic information service, wherein the spatial vector information includes absolute position data, relative position data and relative direction data;

accessing a database automatically with the computer system to identify a plurality of properties corresponding to the high-resolution spatial vector information, wherein each property has associated real property attributes that include at least price information;

using the absolute position data, relative position data and relative direction data by the computer system to dynamically update automated valuation model (AVM) values for the identified plurality of properties and create AVM values for the identified plurality of properties that do not have AVM values already defined in their respective real property attributes so that each of the identified plurality of properties has an associated AVM value, wherein the AVM values are dynamically updated based on weighted geographical and spatial differences including proximity;

performing a differential value search (DVS) by the computer system to determine DVS values on the plurality of properties in response to the search query, wherein the differential value search is based upon a confidence identifier with a statistical variance, absolute difference discounting of predetermined financial factors and comparisons of the AVM values and prices for each of the identified plurality of

properties, wherein when a predefined threshold of the confidence identifier is reached, the AVM and DVS values are recalculated; and

displaying the plurality of properties as a ranked list that is automatically ~~optimized~~ based on a predetermined value ~~optimization~~ scheme and the DVS values.

128. (Currently Amended) The method of claim 127 wherein the ~~DVS values are further defined by a modified difference that discounts factors including~~ predetermined financial factors include one or more of financial factors, fees, insurance rates, tax assessments or other factors affecting the investment value of each of the properties.

129. (Previously Presented) The method of claim 127 further comprising:

receiving spatial positioning information associated with the plurality of properties;

processing the spatial information; and

updating the AVM values based upon the processing of the spatial information.

130. (Canceled)

131. (Previously Presented) The method of claim 129 further comprising rendering a map based upon the instructions and processing the spatial information, the map including icons indicative of the properties.

132. (Previously Presented) The method of claim 127 wherein the information includes the AVM value and the price for each of the identified properties.